



### **NEW FRONT GATE SYSTEM TO BE ACTIVATED TOMORROW**

**(See Photo)**

As you know, the front directory has been removed. Tomorrow, **September 20, 2016**, the new gate system will be activated. In the last few months, the Association has had you registered your clickers and access cards. If you have done so, the gate should work. If for any reason it does not, you have been given a temporary secret gate code to use. Please make sure to push “#” before entering the 4 digit temporary code. Any questions, please call 805-569-1121 #204. Thank you.

### **ASSOCIATION PARTICIPATING IN SMART LANDSCAPE PROGRAM**

**(See Photo)**

The Association is participating in the Smart Landscape Program offered by the Goleta Water District. For its efforts, the Association has received several thousand dollars in rebate for switching to drought tolerant plants.

### **1<sup>ST</sup> DESIGNATED SMOKING AREA ESTABLISHED**

**(See Photo)**

For the benefit of everyone, a smoking designated area has been established in Phase 2 (across from 7628 & 7636). If you smoke, please use this area. In the near future, another designated spot will be installed in Phase 3 by 7606 & 7610. Thank you for taking advantage of these areas and not bothering your neighbors with your smoke.

### **ASSOC WELCOMES NEW MEMBERS**

The Association would like to welcome its latest members: Mr. & Mrs. Demonteverde.

September 19, 2016

### **OWNERS TO MAKE SURE TO REVIEW ASSOC RULES AND TO HAVE TENANTS RECEIVE A COPY**

To keep your tenant informed of the Association rules, please give your tenant a copy of Association Resident Guidelines at time of move-in. Please call the number below for a copy or you may also find it on the Association website at [www.eucalyptusgrove.org](http://www.eucalyptusgrove.org). It is important residents are informed of the various rules or regulations.

### **REPORT BURNT OUT LIGHT BULBS**

If you notice any common area light that is burnt out around the complex, please call or send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Thank you.

### **CALL GAS CO. TO CHECK FURNACE**

Did you know that the So Cal Gas Company will inspect your furnace and gas appliance for free? You can call 800-427-2200 to schedule for an appt. Just follow the prompt. You may want to beat the rush and have it done before the weather turns cooler.

### **NO DOGS ALLOWED OVER 25 LBS**

As a reminder, per the CC&R's, no dogs are allowed in the complex weighing over 25 pounds...even visitor's dog. If you have a guest with an oversize dog, please ask your guest to leave the dog at home. Thank you.

### **INSURANCE INFO FOR REFINANCE**

If you are refinancing your home loan, your lender may need to obtain an insurance dec

page. You may call Timothy Cline Insurance Agency at 800-966-9566 and ask for Natalie.

### **ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL**

In order to keep things uniform, all exterior alterations (doors, windows, patio flooring, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

### **MAINTENANCE CONCERNS? CALL MANAGEMENT**

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

### **ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

### **PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are

responsible for making sure they receive copies & comply with the rules. Thank you.

### **NEW INFORMATION NEEDED**

It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Thank you.

### **PLEASE CALL FOR FASTER RESPONSE WITH MAINTENANCE ISSUES**

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

### **BOARD MEETING SCHEDULED; REQUEST IN WRITING;**

The next monthly Board Meeting is scheduled for **Thursday, October 13, 2016**, at 6PM, in the Meeting Room at 7610 Hollister Ave, Goleta. Unless otherwise notified, the board meetings are usually on the 2<sup>nd</sup> Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before. If you rent, you are responsible to forward the newsletter to your tenants. Thank you.

### **BEST WISHES TO OUR STUDENTS FOR THE NEW SCHOOL YEAR**

Prepared by: **BARTLEIN & COMPANY, INC.**  
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 Bartlein  
& Company, Inc.

# Financial Summary

August, 2016

**EUCALYPTUS GROVE HOMEOWNERS ASSOC.**  
**7600 HOLLISTER - GOLETA**

Ref EG

	Current Month	% of Budget	Year-to-Date	% of Budget	Annual Budget
BEGINNING BALANCE	5,000.00		5,000.00		
MAINT. FEES/ASSESSMENTS	67,090.00	8.4%	526,243.39	66.2%	794,760.00
LATE FEES	20.00	N/A	299.57	N/A	N/A
OTHER INCOME	1,090.00	N/A	1,630.00	N/A	N/A
<b>TOTAL INCOME</b>	<b>68,200.00</b>	<b>8.6%</b>	<b>528,172.96</b>	<b>66.5%</b>	<b>794,760.00</b>
CLEANING & JANITORIAL	1,905.00	15.9%	7,150.00	59.6%	12,000.00
ELECTRIC	1,418.34	6.8%	11,462.81	54.6%	21,000.00
LANDSCAPE MAINTENANCE	5,556.00	8.5%	43,314.00	66.6%	65,000.00
LANDSCAPE SUPPLY & EXTRAS	4,813.51	16.0%	29,768.24	99.2%	30,000.00
MANAGEMENT FEES	2,558.00	8.3%	20,464.00	66.7%	30,696.00
PAINTING & DECORATING	- 0 -	0.0%	348.00	17.4%	2,000.00
POOL MAINT & SUPPLIES	2,067.77	13.8%	9,581.28	63.9%	15,000.00
POOL HEATING (GAS)	334.19	3.9%	5,191.17	61.1%	8,500.00
REPAIRS & MAINTENANCE	5,736.77	11.5%	50,292.86	100.6%	50,000.00
RUBBISH REMOVAL	4,019.69	8.0%	31,596.16	63.2%	50,000.00
PATROL/ALARM SERVICES	- 0 -	0.0%	- 0 -	0.0%	2,500.00
SUPPLIES	271.89	4.5%	2,663.33	44.4%	6,000.00
WATER & SEWER	3,275.72	13.1%	16,350.39	65.4%	25,000.00
INSURANCE	- 0 -	0.0%	- 0 -	0.0%	100,000.00
PEST CONTROL	280.00	7.0%	2,447.46	61.2%	4,000.00
PROFESSIONAL FEES	(150.00)	-3.8%	1,275.00	31.9%	4,000.00
TELEPHONE EXPENSE	53.20	8.9%	389.06	64.8%	600.00
MISCELLANEOUS EXPENSE	538.35	26.9%	1,155.53	57.8%	2,000.00
<b>OPERATING EXPENSES</b>	<b>32,678.43</b>	<b>7.6%</b>	<b>233,449.29</b>	<b>54.5%</b>	<b>428,296.00</b>
RESERVE EXPENDITURES	9,415.00	1.8%	15,995.00	3.1%	514,600.00
<b>TOTAL EXPENDITURES</b>	<b>42,093.43</b>	<b>4.5%</b>	<b>249,444.29</b>	<b>26.5%</b>	<b>942,896.00</b>
<b>CASH FLOW:Income-Expenses</b>	<b>26,106.57</b>	<b>-17.6%</b>	<b>278,728.67</b>	<b>-188.2%</b>	<b>(148,136.00)</b>
INCOME TAX	- 0 -	0.0%	(3,103.00)	155.2%	(2,000.00)
TRANSFER TO RESERVE	(26,106.57)	N/A	(277,502.67)	N/A	N/A
TRANSFER FROM RESERVE	- 0 -	0.0%	1,877.00	1.3%	144,136.00
<b>OTHER TRANSACTIONS</b>	<b>(26,106.57)</b>	<b>-18.4%</b>	<b>(278,728.67)</b>	<b>-196.1%</b>	<b>142,136.00</b>
CURRENT BALANCE	5,000.00		5,000.00		

**BALANCE SHEET**

AUGUST 31, 2016

(Unaudited)

**EUCALYPTUS GROVES OWNERS' ASSOCIATION****ASSETS:**

Operating Account				\$5,000.00
Savings/Reserves:		Rate (%)		
MM	Community West Bank # 1502484	0.55	\$270,008.81	
12/1/16	CDARS/TriState Capital # 1019106809	0.65	30,000.00	
9/29/16	CDARS/Pulaski Bank # 1019205629	0.47	92,461.05	
9/29/16	CDARS/United Bank # 1019205629	0.47	7,538.95	
11/17/16	CDARS/1st NBC Bank # 1019063743	0.65	90,000.00	
12/15/16	CDARS/Franklin Synergy Bank # 1019150557	0.57	230,000.00	
11/3/16	CDARS/Bank of America # 1019308576	0.51	40,000.00	
12/15/16	CDARS/Independent Bank # 1018551078	0.86	150,000.00	
10/13/16	CDARS/Park National Bank # 1018960555	0.64	130,000.00	
1/12/17	CDARS/Bank of China # 1019245582	0.52	70,000.00	
10/13/16	CDARS/Western Alliance Bank # 1019247887	0.47	100,000.00	
9/1/16	CDARS/BTH Bank # 1019115263	0.55	230,000.00	
11/3/16	CDARS/Bank of America # 1019303647	0.51	40,000.00	
10/6/16	CDARS/Five Star Bank # 1019221624	0.47	120,000.00	
11/10/16	CDARS/Bank of China # 1019328143	0.51	126,000.00	
11/10/16	CDARS/Western Alliance Bank # 1019328143	0.51	24,000.00	
9/8/16	CDARS/Cardinal Bank # 1019130343	0.55	180,000.00	
12/29/16	CDARS/Bank of China # 1019196263	0.51	50,000.00	
2/9/17	CDARS/Univest Bank & Trust # 1019325942	0.59	150,000.00	
10/6/16	CDARS/Santander Bank # 1018941984	0.64	120,000.00	
1/0/00	Other # -----	0.00	<u>0.00</u>	2,250,008.81
Accounts Receivable:				
Due From Unit Owners			16,968.76	
Other Receivables			<u>0.00</u>	16,968.76
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<b>TOTAL ASSETS</b>				<b>\$2,271,977.57</b>
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**LIABILITIES:**

Accounts Payable		\$0.00
Prepaid Assessments		6,341.10
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<b>TOTAL LIABILITIES</b>		<b>6,341.10</b>

**FUND BALANCES:**

2,265,636.47

**TOTAL LIABILITIES & FUND BALANCES****\$2,271,977.57**

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Prepared by:



This report was prepared without audit. Balances in savings/reserve accounts are earning interest daily which may be estimated in calculating current balances. Balances in reserve may include funds in transit as of the date of this report.





